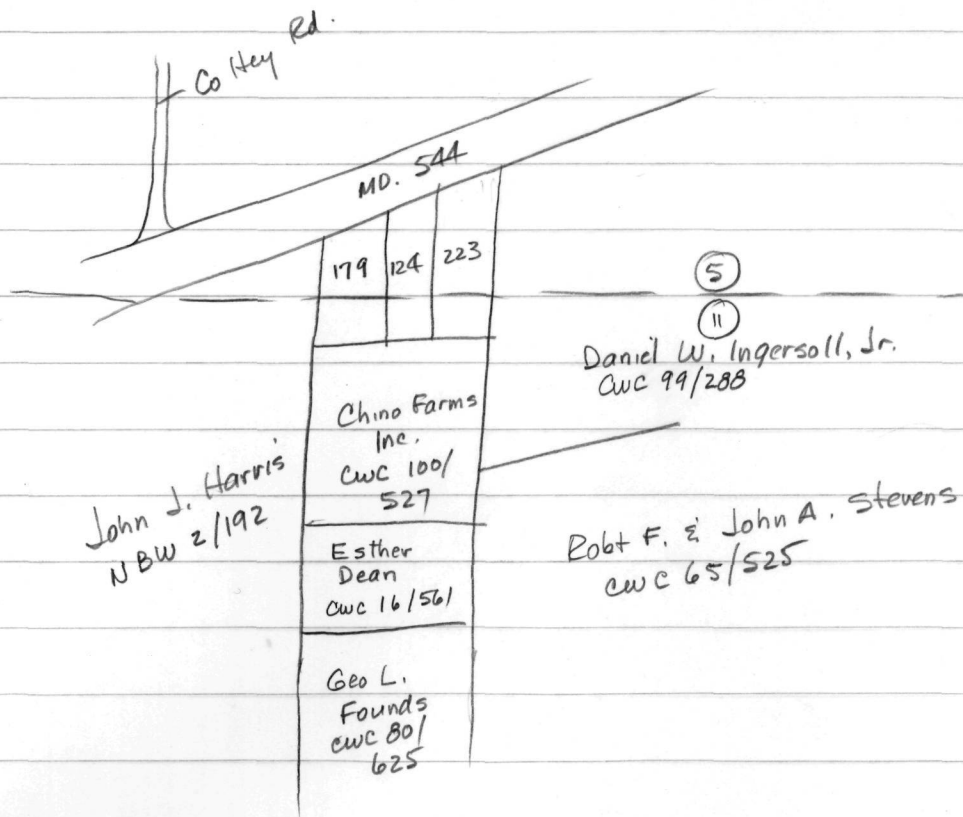


Meyers



DESCRIPTION OF THE CENTERLINE OF A WOODS ROAD RUNNING FROM
MD. RTE. ~~544~~ TO THE LANDS OF JOAN D. MILLER, SEVENTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the southeast side of, but within the present right-of-way of, Md. Rte. 544, said point being N 78 44 E - 65.78' from a concrete monument marking the northwest corner of the lands of John E. Myers as described in a deed from James A. O'Neill, et. ux. to John E. Myers, et. ux., dated April 10, 1976, and recorded in the Land Records of Queen Annes County, Liber CWC 103, folio 574; and running, thence, the fifteen following courses and distances: (1) S 03 48 30 W - 92.81', (2) S 25 16 40 E - 62.57', (3) S 07 21 40 E - 66.27', (4) S 44 19 E - 183.55', (5) S 74 57 30 E - 201.26' (This line crosses the division line between the lands of John E. Myers and the lands of Daniel W. Ingersoll, Jr.), (6) S 38 24 E - 167.04', (7) S 65 27 30 E - 145.92', (8) S 41 21 50 E - 188.83', (9) S 55 09 E - 102.11' (This line crosses the division line between the lands of Ingersoll and the lands of Esther E. S. Dean), (10) S 26 30 30 E - 103.71', (11) S 54 53 50 E - 138.60', (12) S 64 03 E - 76.95', (13) S 31 27 40 E - 111.42', (14) S 06 34 E - 138.43', and (15) crossing the division line between the lands of Dean and the lands of Robert and John Stevens S 01 23 50 W - 403.80' to intersect the west line of the lands of Joan D. Miller at a point N 03 56 E - 232.43' from a stone marking the southwest corner of said Miller lands.

May 24, 1977.

William R. Nuttle.

CWC 16/561 - Simplified to Dean

Begin stone cor. J. H. Evans
w/ Evans $\left(\begin{array}{l} 510^\circ W - 40 \\ 589^\circ E - 60 \end{array} \right)$ to stone at R. Stevens lot
w/ same $\left(\begin{array}{l} 990 \\ 660 \end{array} \right)$ " "
? \rightarrow $N01^\circ E - 40$ " "

$N89^\circ W - 60$ to begin

15 acres

No 54291

Re 1-113 RECEIVED FOR RECORD Aug 6, 1965

This Deed made this 6th day of August,

in the year one thousand nine hundred and sixty five, by and between HOMER BAXTER SIMPKINS, single man, of Delaware County, State of Pennsylvania (but temporarily in Queen Anne's County at the time of the execution of these presents), party of the first part; and ESTHER ELIZABETH SIMPKINS DEAN of the County and State aforesaid, party of the second part;

WITNESSETH, that for and in consideration of the sum of ONE DOLLAR (\$1.00), and other valuable considerations, the receipts of which are hereby acknowledged, the said Homer Baxter Simpkins, single man, does hereby grant and convey unto the said Esther Elizabeth Simpkins Dean, her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that tract of woodland lying in the Seventh District of Queen Anne's County, and particularly described as follows: BEGINNING at a stone planted in the ground where this lot, now being described, corners with the lot of, or formerly of, J. H. Evans, being also a corner for the wood lot conveyed by Emily H. Ford to Catherine Ford in Double Creek by deed dated July 21, 1933, and recorded among the Land Records of Queen Anne's County and running thence with the Evans lot, South ten degrees West forty perches to a stone at R. Stevens lot; thence with said Stevens lot, South eighty nine degrees East sixty perches to a stone; thence North one degree East forty perches to a stone; thence North eighty nine degrees West sixty perches to the beginning stone, containing fifteen (15) Acres of land;

BEING the same lot or tract of woodland which was granted and conveyed unto the said Homer Baxter Simpkins, the Grantor herein, by William Howard McGinnes and Alva L. McGinnes, his wife, by deed of conveyance bearing date March 11, 1957, and recorded in Liber T. S. P. No. 33, folio 360, a land record book for Queen Anne's County, State of Maryland.

No title examination.

LIBER

16 PAGE 561

Original mailed to Grantor - 15 South Morton Ave.
8-31-65

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Esther Elizabeth Simpkins Dean, her heirs and assigns, in fee simple.

AND the said Homer Baxter Simpkins, single man,

- does - hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby granted and conveyed; and that he will execute such further assurance of the same as may be requisite.

WITNESS the hand and seal of said Grantor:

TEST: (as to Grantor)

Virginia S. White

Homer Baxter Simpkins
Homer Baxter Simpkins

(SEAL)

(SEAL)

(SEAL)

STATE OF MARYLAND

to wit

QUEEN ANNE'S COUNTY

I HEREBY CERTIFY, that on this 6th day of August, in the year one thousand nine hundred and Sixty five, before me, the subscriber, a Notary Public, of the State of Maryland, in and for the County aforesaid, personally appeared - HOMER BAXTER SIMPKINS and he acknowledged the foregoing Deed to be his act.

Witness my hand and notarial seal.

Virginia S. White
Virginia S. White
Notary Public

My commission expires July 1, 1967

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from Liber C.W.C.#16, folio 561, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name and affixed the Seal of the Circuit Court for Queen Anne's County this 29th day of November, 1976

Charles W. Ceal
Charles W. Ceal
Clerk of the Circuit Court
for Queen Anne's County

38,816

LIBER

33 PAGE 360

RECEIVED FOR RECORD Mar 11, 1957

This Deed made this 11th day of March,

in the year one thousand nine hundred and fifty-seven by WILLIAM HOWARD
McGINNES and ALVA L. McGINNES, his wife, of Sussex County, State of
 Delaware.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and
 other good and valuable considerations, the receipt of which is hereby acknow-
 ledged, the said William Howard McGinnas and Alva L. McGinnas, his wife,
 do grant and convey unto Homer Barter Simpkins his heirs and assigns, in fee-
 simple, all that tract of woodland lying in the seventh district of Queen Anne's
 County, and particularly described as follows:

BEGINNING at a stone planted in the ground where this lot, now being
 described, corners with the lot of, or formerly of, J. H. Evans, being also a
 corner for the wood lot conveyed by Emily H. Ford to Catherine Ford in Double
 Creek by deed dated 21st day of July, 1933 and recorded among the Land Records
 of Queen Anne's County and running thence with the Evans lot, South ten degrees
 West forty perches to a stone at R. Stevens lot, thence with said Stevens lot
 South eighty-nine degrees East sixty perches to a stone, thence North one degree
 East forty perches to a stone, thence North eighty-nine degrees West sixty
 perches to the beginning stone, containing fifteen acres of land (the said tract
 being the ninth described of nine tracts which, by deed dated the fifteenth day
 of May One thousand eight hundred and eighty-nine, and recorded among the Land
 Records of Queen Anne's County aforesaid, in Liber W. D., No. 3, Folio 113,
 etc., was granted and conveyed by Catherine Ford to Emily H. Ford, now Emily
 H. Ford Klinefelter, in fee simple; also being the same piece of land as one
 of the tracts in Parcel 1, which, by deed dated the seventeenth day of August,
 one thousand nine hundred and thirty-two, and recorded among the Land Records
 of Queen Anne's County, aforesaid, in Liber B. H. T. No. 15, Folio 120, etc.,
 was granted and conveyed by Emily H. Ford Klinefelter to the said Stephanie M.
 Ford, in fee simple; and being also the same lot or tract of woodland granted
 and conveyed by Stephanie M. Ford to William Howard McGinnis, by deed dated
 21st day of July, 1933, and recorded among the Land Records of Queen Anne's
 County, aforesaid, in Liber B. H. T. No. 16, Folio 317.

No title examination.



*Original mailed to Grantee
 4/16/57
 Chestertown, Md.*

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD said lot or tract of woodland and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Homer Baxter Simpkins, his heirs and assigns, in fee simple.

AND the said William Howard McGinnes and Alva L. McGinnes, his wife,

do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors:

TEST: (as to Grantors)

Virginia S. White William Howard McGinnes (SEAL)
 Virginia S. White Alva L. McGinnes (SEAL)
 (SEAL)
 (SEAL)

STATE OF MARYLAND
 QUEEN ANNE'S COUNTY

:
 to wit:
 :

I HEREBY CERTIFY, that on this 11th day of March in the year one thousand nine hundred and fifty-seven before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William Howard McGinnes and Alva L. McGinnes, his wife, and acknowledged the foregoing Deed to be their act.

Witness my hand and notarial seal.



Virginia S. White
 Notary Public
 My commission expires May 6, 1957.

STATE OF MARYLAND
 COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from Liber T.S.P. #33, folio 360, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name and affixed the Seal of the Circuit Court for Queen Anne's County this 29th day of November, 1976.

Charles W. Cecil
 Clerk of the Circuit Court
 for Queen Anne's County

.....
#15,698. QUEEN ANNE'S COUNTY, TO WIT: Be
it remembered that on the Twenty Fifth day of August, in the year nineteen hundred
and thirty two, the following Deed was brought to be recorded, to wit:-

THIS DEED, Made this 17th day of August in the year one thous-
and nine hundred and thirty-two, by and between Emily H. Ford Klinefelter, widow,
of Queen Anne's County, GRANTOR, of in the State of Maryland, and party of the
first part, and Stephanie M. Ford, GRANTEE, and party of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5)
Dollars and other good and valuable considerations, the receipt of which is here-
by acknowledged, the said GRANTOR and party of the first part does grant and con-
vey unto the said GRANTEE and party of the second part, her heirs and assigns, in
fee-simple, all those tracts & farms & lots of ground, situate, lying and being in
Queen Anne's County aforesaid, and described as follows, that is to say:-

"1". All those tracts of land and farms fully described in a
deed dated May 15, 1889 from Catherine Ford to Emily H. Ford, now Emily H. Ford
Klinefelter, and recorded among the Land Records of Queen Anne's County in Liber
W. D. No. 3, folio 113 &c. (Except the fifth tract and the seventh lot described
in said deed, which fifth tract and seventh lot have been heretofore sold) to which
deed reference is hereby made for a full and particular descriptions of each and
every farm, tract and lot described in said deed to the extent as if the same were
described by metes and bounds in this deed.

"2". All that tract of land and farm containing 618 acres and
24 perches, more or less, and being fully described in a deed dated April 13, 1892
from Stephen E. Ford to Emily H. Ford, now Emily H. Klinefelter, and recorded among
the Land Records of Queen Anne's County in Liber W. D. No. 7, folio 40 &c. to which
deed reference is hereby made for a full and particular description by metes and
bounds in the same manner as if fully described in this deed.

TOGETHER with the buildings and improvements thereupon erected,
made or being and all and every, the rights, alleys, ways, waters, privileges, appur-
tenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises and
farms above described and mentioned, and hereby intended to be conveyed; together
with the rights, privileges, appurtenances and advantages thereto belonging or ap-
pertaining unto and to the proper use and benefit of the said GRANTEE and party of
the second part, her heirs and assigns, in fee-simple.

And the said GRANTOR hereby covenants that she will warrant
specially the property hereby granted; and that she will execute such further as-
surances of the same as may be requisite.

WITNESS the hand and seal of said GRANTOR.

Test: EMILY H. FORD KLINEFELTER (Seal)
SAMUEL Z. DURBORD

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, That on this 17th day of August in the year
one thousand nine hundred and thirty-two before me, the subscriber, a Notary Public
of the State of Maryland, in and for Baltimore City aforesaid, personally appeared
Emily H. Ford Klinefelter, widow, the above named GRANTOR, and acknowledged the afore-
going Deed to be her act.

AS WITNESS my hand and Notarial Seal.

One-One Dollar
Int. Rev. Stamp
Endorsed: S.M.F.
8/25/32.

SAMUEL Z. DURBORD
Notary Public.

Notary
Public
Seal.

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from
Liber B.H.T.#15, folio 120, a Land Record
Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name
and affixed the Seal of the Circuit Court for Queen Anne's
County this 29th day of November, 1936.

Charles W. Neal
Clerk of the Circuit Court
for Queen Anne's County

Original Exam'd & mailed to Stephanie M Ford
Dec 2, 1932. Denton, Md

.....
#16,214.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Twenty Sixth day of July, in the year nineteen hundred and thirty three, the following Deed was brought to be recorded, to wit:-

THIS DEED, Made this 21st day of July, in the year One Thousand Nine Hundred and thirty-three, by Stephanie M. Ford of Denton, Caroline County, State of Maryland:

WITNESSETH, that in consideration of the sum of Five (\$5) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Stephanie M. Ford does grant and convey unto William Howard McGinnis of Ardmore, Pennsylvania his heirs and assigns, in fee simple, all that tract of woodland lying in the seventh election district of Queen Anne's County, and particularly described as follows:

Beginning at a stone planted in the ground where this lot, now being described, corners with the lot of J. H. Evans being also a corner for the wood lot conveyed by Emily H. Ford to Catherine Ford in Double Creek by deed of even date herewith and recorded simultaneously therewith and running thence with the Evans lot, South ten degrees West forty perches to a stone at R. Stevens lot, thence with said Stevens lot South eighty-nine degrees East sixty perches to a stone, thence North one degree East forty perches to a stone, thence North eighty-nine degrees West sixty perches to the beginning stone, containing fifteen acres of land (the said tract being the ninth described of nine tracts which, by deed dated the fifteenth day of May, one thousand eight hundred and eighty-nine, and recorded among the land records of Queen Anne's County aforesaid, in Liber W. D., No. 3, Folio 113, etc., was granted and conveyed by Catherine Ford to Emily H. Ford, now Emily H. Ford Klinefelter, in fee simple, also being the same piece of land as one of the tracts in Parcel 1. which, by deed dated the seventeenth day of August, one thousand nine hundred and thirty-two, and recorded among the land records of Queen Anne's County; aforesaid, in Liber B. H. T., No. 15, Folio 120, etc., was granted and conveyed by Emily H. Ford Klinefelter to the said Stephanie M. Ford, in fee simple).

TOGETHER with the improvements thereon, and the rights, and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above granted property unto the said William Howard McGinnis, his heirs and assigns, forever in fee simple.

AND the said Stephanie M. Ford hereby covenants that she will warrant specially the property hereby granted and conveyed, and that she will execute such further assurances of said tract as may be requisite.

WITNESS the hand and seal of said GRANTOR.

RHT 16/ 317

Original Examined & delivered to L. C. McGinnis for William Howard McGinnis

TEST:

STEPHANIE M. FORD

(SEAL)

NELSON J. BROWN

STATE OF MARYLAND, QUEEN ANNE'S COUNTY TO WIT:

I HEREBY CERTIFY, That on this 21st day of July, in the year one thousand nine hundred and thirty three, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Stephanie M. Ford, the above named GRANTOR, and acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

NELSON J. BROWN

Notary Public.

One-Fifty Cent Int.
Rev. Stamp. Endorsed
W. H. Mc. 7/21/33.

Notary
Public
Seal.

.....
#16,215. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Twenty Sixth day of July, in the year nineteen hundred and thirty three, the following Deed was brought to be recorded, to wit:-

This Deed made this 7 day of July in the year nineteen hundred and thirty three by May Roe Roberts and Austin F. Roberts her husband of Queen Annes County State of Maryland

Witnesseth that for and in consideration of the sum of Three Hundred and twenty five dollars (\$325.00) the receipt of which is hereby acknowledged, the said May Roe Roberts and Austin F. Roberts her husband, do hereby grant and convey unto E. Stanley Atkinson of Queen Annes County aforesaid, his heirs and assigns, in fee simple, the following described lot or parcel of land, to wit:

All that lot or parcel of land (being a part of the tract or farm known as the "Green" or Sudler Farm situated, lying and being on the left hand side of Public road from Sudlersville to Duhamel's Corner, In the First Election District, Queen Annes County State of Maryland, adjoining other property of the said May Roe Roberts, on the North & East and property of E. Stanley Atkinson and main road on the south and E. Stanley Atkinson and Sudlersville Packing Company on the West and more particularly described as follows

Beginning for the same at the north west corner of E. Stanley Atkinsons land by a Deed dated October 10th nineteen hundred and twenty nine from May Roe Roberts and Austin F. Roberts her husband running with the Sudlersville Packing Companys land twenty feet (20 ft.) to a point, a corner for the property hereby granted and conveyed and other property of the said May Roe Roberts thence in a Easterly direction two hundred ninety two & one half ft. (292½ ft.) to a point, a corner for the property hereby granted and conveyed and other property of the said May Roe Roberts thence in a southerly direction one hundred feet (100 ft) to the main road described as above thence westerly with main road ^{one hundred two} ~~ninety-seven~~ & one half ft (102½ ft) to E. Stanley Atkinsons lot as per Deed dated Oct. 10th 1929, thence northly along said lot seventy & one half feet (70½ ft) to north corner of said above lot, thence westerly along said lot one hundred ft (100 ft.) to Sudlersville Packing Companys land where we started.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

Original Examined & marked to be a true & correct copy of the original as shown to me by the grantor, May Roe Roberts, Austin F. Roberts, her husband, Aug. 4, 1933.

Queen Anne's County, to wit: Be it remembered, that on the fifteenth day of May, in the year One Thousand eight hundred and eighty nine, the following Deed was brought to be recorded, to wit:

This Deed, made this Fifteenth day of May, in the year Eighteen hundred and eighty nine by Catherine Ford of Baltimore City, State of Maryland, now temporarily sojourning in Queen Anne's County, State aforesaid, Wilkesville. Whereas an appraisement and valuation of all the lands, tenements and real estate in said Queen Anne's County, held, owned and possessed by said Catherine Ford and Emily H. Ford, also of Baltimore City, as Coparceners or Tenants in Common, has been had for the purpose of partition in fair, and said appraisement and valuation aggregate the sum of One hundred and forty nine thousand seven hundred and eighteen dollars and nine cents, making the share of each therein the sum of seventy four thousand eight hundred and fifty nine dollars and four and a half cents:

And whereas, in said partition the lands, tenements and real estate hereinafter described have been selected by and allotted to the said Emily H. Ford, at the valuation and appraisement allotted thereto as aforesaid aggregating the sum of Seventy two thousand two hundred and seventy eight dollars and forty five cents, leaving the said Catherine Ford to pay to the said Emily H. Ford the sum of Twenty five hundred and eighty dollars and fifty nine and a half cents to equalize partition.

And whereas the said Catherine Ford has paid to the said Emily H. Ford the sum of Twenty five hundred and eighty dollars and fifty nine and a half cents aforesaid;

Now therefore, in consideration of the premises and the said sum of Seventy four thousand eight hundred and fifty nine dollars and four and a half cents paid in real estate granted and conveyed by the said Emily H. Ford to the said Catherine Ford by Deed of even date with these presents and recorded simultaneously herewith among the Land Records of Queen Anne's County and increased the said Catherine Ford doth hereby grant and convey unto the said Emily H. Ford, her heirs and assigns, in fee simple -

That tract or parcel of land known as "Price's Hill", whereon Thomas Tucker now resides, situated in the second election district of Queen Anne's County, State aforesaid, lying on the public road leading from Church Hill to Rolphs wharf and contained within the notes and bounds, courses and distances following, to wit: Beginning in the said public road opposite a stone, on the south side of the road, that is planted in the divisional line between this land and the "Austin farm", and running thence with said road North seventy eight degrees fifteen minutes west one hundred and four and one fifth perches to the intersection of said road with Chester town road, and to intersect the land of John H. Brown, thence with said land South one degree most three hundred and forty nine and six tenths perches, to South East street, thence with the road North eighty nine degrees thirty minutes East twelve perches, thence North East, four degrees East

linely four perches, thence North seventy four degrees fifteen minutes East twenty perches, thence South eighty seven degrees East eleven perches, thence South fifty eight degrees East nineteen perches, thence South eighty seven degrees East eleven and six tenth perches to a small stream dividing this land from the "Austin farm"; then up this stream North twenty six degrees East sixty two perches, North twenty one degrees East twenty nine perches, thence North one degree East twenty perches, thence North fifteen degrees thirty minutes west fourteen perches, thence North three degrees East twenty perches, thence North thirty four degrees west five and four tenth perches, thence North twenty six degrees thirty minutes west six perches, thence North fifteen degrees forty five minutes west sixteen and eight tenth perches to a stone, thence North eighty five degrees thirty minutes west five and two tenth perches to a stone, and thence North thirty minutes East one hundred and fifty five perches to the place of beginning, containing two hundred and eighteen acres and thirty three perches of land.

X Second, And also all that tract of land or farm known as the "M^{rs} Koney farm" situated in the second election district of Queen Anne's County aforesaid on the road from Church Hill to Chestertown and the road from Rolphs wharf to Chestertown, Beginning for the same at a stone planted at the South west corner of the intersection of said roads, and running with the Church Hill road South fifty one degrees forty five minutes East one hundred and eighty two perches, then South forty seven degrees East one hundred and fifty eight and seven tenth perches to a stone on the South west side of said road, thence South twenty three degrees thirty minutes west sixty four perches to a stone, thence North sixty six degrees fifteen minutes west ninety one and nine tenth perches thence South sixteen degrees west one and eight tenth perches to the Callin farm, thence with said farm North sixty six degrees fifteen minutes west two hundred and thirty perches to the road from Rolphs wharf to Chestertown, then with said road North twenty three degrees thirty minutes East one hundred and one and two tenth perches, and thence North twenty degrees East sixty four perches to the place of beginning, containing two hundred and thirty five acres, three rods and thirty perches of land.

+ Third, And also all that tract, part of a tract or parcel of land called "Holt" and a part of "Prices Hill", situated in the second election district of said Queen Anne's County, lying on the road from Church Hill to Rolphs wharf, contained within its notes and bounds, courses and distances following, to wit: Beginning in said road opposite a stone stand on the South side of the road, and in the divisional line between this farm and the Tucker farm, and running thence with said road South seventy eight degrees fifteen minutes East one hundred and sixty eight and eight tenth perches to the land of James Reid, thence with said land South ten degrees west one hundred

and forty perches, thence South twenty degrees forty five minutes west eighty perches, thence South forty nine degrees thirty minutes west thirty six perches, thence South forty five minutes East ten perches, thence South twenty four degrees forty five minutes East thirty seven and two tenth perches to South East River, thence down the River South fifty five degrees west sixteen perches thence South sixty four degrees thirty minutes west ten perches thence North eighty eight degrees thirty minutes west sixty perches, thence North eighty six degrees thirty minutes west thirty four perches, thence North thirty degrees fifteen minutes west nine and six tenth perches to the mouth of a small stream and to the lines of the Tucker farm, thence with said lines North twenty six degrees East sixty two perches, thence North twenty one degrees East twenty nine perches, thence North one degree East twenty perches, thence North fifteen degrees thirty minutes west fourteen perches, thence North three degrees East twenty perches, thence North thirty four degrees west five and four tenth perches, thence North twenty six degrees thirty minutes west six perches, thence North fifteen degrees forty five minutes west sixteen and eight tenth perches to a stone, thence North eighty five degrees thirty minutes west five and two tenth perches to a stone, and thence North thirty minutes East one hundred and fifty five perches to the place of beginning, containing two hundred and fifty acres, three roads and thirty three perches of land. x

X Fourth. And also all that tract or parcel of land or farm known as the "Foreman's branch farm" situated in the seventh election District of said Queen Anne's County, lying on the road from Millington to Chestertown, and the new road through Double creek, Beginning at a stone on the South side of said road, and running with the land of George Smitcher and the lands of Stephen E. Ford, South one degree west two hundred and thirty perches to Foreman's branch, thence with the branch South sixty one degrees thirty minutes East fourteen and eight tenth perches to the Chestertown road, thence with said road North seventy five degrees thirty minutes East three hundred and twenty one and three tenth perches to a point in said road opposite a stone on the South side of said road. Thence North sixty minutes west sixty four and four tenth perches to a stone, a corner for George Smitcher, thence North sixty three degrees west eighty perches to a marked gum sapling, thence North thirty minutes East fifty two perches to George Smitcher's fence, and thence through the woods and with the new double creek road eighty nine degrees thirty minutes west two hundred and forty seven and three tenth perches to the place of beginning, containing three hundred and sixty three acres, one road and thirty seven perches of land.

Fifth. Also all that tract or parcel of land (being part of a tract called "Grand barle") situated in the second election District of said Queen Anne's County, lying on the public road leading from the ... to the ...

at the same intention, beginning at a large stone in the
at the North East corner of said tract, and in the line of the
black land and runs from said stone South forty seven degrees
thirty minutes west forty seven perches to the Presbyterian burying
ground, thence North forty two degrees thirty minutes west ten
perches, thence South forty seven degrees thirty minutes west
sixteen perches to the public road, thence South forty two de-
grees thirty minutes East ten perches, thence South forty seven
degrees thirty minutes west two hundred and thirty five and a
half perches, thence North forty four degrees thirty minutes west
seventy nine and four tenths perches, thence South forty six de-
grees fifteen minutes west ninety seven and a half perches
to H. H. Newman's land, thence with his land North forty three
degrees forty five minutes west twenty eight perches, thence
North forty seven degrees forty five minutes East two hundred sixty
two and a half perches, thence South forty three degrees forty five
minutes East sixteen perches to the head of the Mill pond,
thence North forty nine degrees East one hundred and twenty
nine perches, thence South forty seven degrees fifteen minutes
East eighty perches to the place of beginning, containing one hun-
dred and ninety acres two rods and thirty six perches of land.
Sixth. And also all that tract or parcel of land or farm situ-
ated in the second election district of said Queen Anne's County
known as the "Blounts" or "Red House" farm lying on the road
from Chestertown to Church Hill, Beginning at a large stone on
the North East side of said road in the line of this land and
the land of Robert Hurlock, and running with said Hurlock's
land South thirty five degrees fifteen minutes west one hun-
dred and eighty five perches to a creek, thence up said creek
South fifty two degrees East eighty six perches to the Joshua
Cosden land, thence with said land North thirty five degrees
fifteen minutes East three hundred and twenty nine and
seven tenths perches to the Catlin farm, thence with said land
North fifty five degrees west seventy six and eight tenths perches
to the road from Chestertown to Millington thence with said road
South eighty degrees thirty minutes west seven and two tenths
perches to R. Hurlock's land, and thence with his land South
thirty five degrees fifteen minutes west one hundred and thirty
four and two tenths perches to the place of Beginning, contain-
ing one hundred and seventy five acres, two rods and six
perches of land.

Seventh. And also all that lot of land in the Town of Centre-
ville, Queen Anne's County aforesaid, known as the Bowen lot
and designated on the town plot as lot N^o 4. Beginning on Com-
merce Street at a point at the end of twenty four perches
in a line drawn North thirty seven degrees East from a stone
on Commerce Street standing at the west corner of lot N^o 1.
on said town plot, and which is South fifty three degrees East
two and a half perches from a stone buried in the ground at the
East corner of William M^o Hennep's store, marked P. S. N^o 1. and
which is the beginning of said town plot, and running thence

with Commerce street, North thirty seven degrees East one hundred and thirty two feet to the old carriage factory, then with said lot South fifty three degrees East two hundred and fifty eight feet to that portion of said lot formerly sold, thence South thirty seven degrees west twenty two feet, thence South fifty three degrees East seventy two feet to the back alley, thence with said alley South thirty seven degrees west one hundred and ten feet to the first line of the "Brame Hotel" property and thence with said line reversed, North fifty three degrees west twenty perches to the place of beginning, containing three rods and thirty four and two tenth perches of land.

Eighth, And also all that woodlot, part of the tract of land known as "Exchange", being lot N^o 7, of said land as laid down by Joseph B. Sparks, surveyor in 1834, and purchased by Charles Henderson and thus described: Beginning for said lot N^o 7, at a large stone at the end of the first line of whole tract and running thence North forty five degrees East fifty eight perches to a large stone, thence North forty five degrees west seven and three eighth perches, thence North seventy seven degrees thirty minutes west ten and six five one hundredth perches, thence North forty five degrees west eighteen perches, thence South forty five degrees west fifty two and three tenth perches to a post fifty three links, South west from a stone, and thence South forty five degrees East thirty four and four tenth perches to the place of beginning, containing eleven acres two rods and twenty four perches of land.

Ninth, And also all that lot of woodland situated in the seventh election district of said Queen Anne's County, Beginning at a stone planted in the ground where this lot, now being described, corners with the lot of J. H. Evans, being also a corner for the woodlot conveyed by Emily H. Ford to Catherine Ford, in Double Creek by Deed of even date herewith and recorded simultaneously therewith, and running thence with the Evans lot, South ten degrees west forty perches to a stone, at R. Stevens lot, thence with said Stevens lot South eighty nine degrees East sixty perches to a stone, thence North one degree East forty perches to a stone, thence North eighty nine degrees west sixty perches to the beginning stone, containing fifteen acres of land. (Being her proportion of the real estate devised unto her the said Emily H. Ford and unto the said Catherine Ford by their mother Emily A. Ford, as per her last will and testament, dated the 15th day of July 1863, duly executed to pass real estate and admitted to probate by the Orphans Court of Queen Anne's County aforesaid, and now of record in the office of the Register of Wills for said County among wills in Liber S. T. H. N^o 1, folios 483 &c, and also of the real estate that descended to them from their father Budd S. Ford, as divided and partitioned between them in pairs. This Deed and the Deed of her proportion thereof from the said Emily H. Ford to the said Catherine Ford being executed simultaneously, and filed for record at the same time.)

And the said Catherine Ford avers into that this will was

generally the property hereby arranged, and that she will execute such further assurances of title therein as may be requisite.
Witness her hand and seal.

Test: John B. Brown

John E. Harman

Catherine Ford *[Signature]*

State of Maryland, Queen Anne's County, to wit: I hereby certify that on this Fifteenth day of May, in the year Eighteen hundred and eighty nine, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Catherine Ford and acknowledged the foregoing Deed to be her act.

John E. Harman, J.P.

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from
Liber W.D. # 3, folio 113, a Land Record
Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name
and affixed the Seal of the Circuit Court for Queen Anne's
County this 29th day of November, 1976.

Charles W. C. C. C.
Clerk of the Circuit Court
for Queen Anne's County

Lillian Mac Holden to Joan Dale Miller - cwc 69/415

Begin stone at cor. Clayton Stevens on line
projected W from div. line between Kent Bowers
and Stevens farm

N $03^{\circ}23'E$ - 246 to stone near cedar (S $03^{\circ}23'W$ - 161.80
from stone at NE cor.
Stevens)

w/ Bowers N $82^{\circ}E$ - 357.00 to stone

S $03^{\circ}23'W$ - 246 " " and Stevens

w/ same S $82^{\circ}W$ - 357.00 to begin

2 acc. \pm

January 7, 1973 Original mailed to Brantice R.D.#1 Chestertown Md 21620

No. 70 823
L. 48955 RECEIVED FOR RECORD Dec. 15, 1972 12:15 P.M.

THIS DEED, made this 13th day of December, in the year nineteen hundred and seventy-two, by and between BRADFORD HOLDEN and LILLIAN MAE HOLDEN, his wife, of Queen Anne's County, State of Maryland, parties of the first part; and JOAN DALE MILLER, of R.D.#1, Chestertown, Maryland, 21620, party of the second part.

Box 373

WITNESSETH, that for and in consideration of the sum of One (\$1.00) Dollar, and other valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, her heirs and assigns, in fee simple, the following described real estate, to wit:

TRACT NO. 2: ALL that lot, tract of parcel of land situate, lying and being in the Seventh Election District of Queen Anne's County, State of Maryland, on the westerly side of the public road which leads from McGinness' Corner in said District to I. B. Corner in the Second District of said County and contained within the following mates and bounds, courses and distances, according to a survey of the same made in February, 1946, by J. B. Metcalfe, Surveyor, to wit:

BEGINNING for the same at a stone set at a corner of the land of Clayton Stevens on a line projected westerly from the division line of the said Clayton Stevens land and those of the Kent Bowers Farm and running thence by and with the said Stevens land North 03 degrees 23 minutes East, 246 feet to a stone set by a cedar tree and South 03 degrees 23 minutes West, 161.80 feet from a stone set at the Northeast corner of the said Stevens land; thence by and with the Kent Bowers Farm Lands the two following courses and distances: North 82 degrees East, 357.00 feet to a stone and South 03 degrees 23 minutes West, 246 feet to a stone set in the line of the land of the said Stevens and thence by and with said Stevens land South 82 degrees West, 357.00 feet to the point of beginning, CONTAINING 2 acres of land, more or less.

BEING a part of the same land granted and conveyed unto Bradford Holden and Lillian Mae Holden, his wife, as tenants by the entireties, by deed from Bernice S. Coleman, dated November 18, 1946 and recorded in Liber A.S.G. Jr., No. 16, folio 152 of the Land Records of Queen Anne's County.

THIS CONVEYANCE is subject to the existing easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.

ROBERT R. PRICE, JR.
ATTORNEY AT LAW
CENTREVILLE, MARYLAND
788-1000

LIBER 69 PAGE 415

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of land and premises, unto and to the use of the said party of the second part, her heirs and assigns, in fee simple, forever.

AND the said parties of the first part do hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

Bradford Holden (SEAL)
Bradford Holden

Mary C. Dyer

Lillian Mae Holden (SEAL)
Lillian Mae Holden, his wife

STATE OF MARYLAND
QUEEN ANNE'S COUNTY

TO WIT:

I HEREBY CERTIFY, that on this 13th day of December, 1972, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Bradford Holden and Lillian Mae Holden, his wife, and each acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and Notarial Seal.

Mary C. Dyer
Notary Public
My Commission Expires: July 1, 1975

No Jide Exam

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from
Liber C.W.C. #69, folio 415, a Land Record
Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name and affixed the Seal of the Circuit Court for Queen Anne's County this 13th day of October, 1976.

Charles H. Cecil
Clerk of the Circuit Court
for Queen Anne's County

.....
#25,145. QUEEN ANNE'S COUNTY, TO WIT: Be
it remembered that on the Eighteenth day of December, in the year nineteen hundred and
forty six, the following Deed was brought to be recorded, to wit:-

One-One Dollar and One-Ten Cent
Int. Rev. Stamps. Endorsed B.S.C.
Nov. 18 1946

One-One Dollar Recordation Tax Stamp.
Endorsed B.S.C. 12-18-46

THIS DEED, made this 18th day of November in the year nineteen hun-
dred and forty six between Bernice S. Coleman, a single woman, of Kent County in the
State of Maryland, party of the first part and Bradford Holden and Lillian Mae Holden,
his wife, of Queen Anne's County in the same state, parties of the second part,
WITNESSETH:-

THAT the party of the first part, for and in consideration of the sum
of One Thousand Dollars to her in hand paid by the parties of the second part at or before
the delivery of these presents, the receipt of which is hereby acknowledged, does hereby
grant and convey unto the parties of the second part, the said Bradford Holden and Lillian
Mae Holden, his wife, their heirs and assigns forever as tenants by the entireties, the
following described lots, tracts or parcels of land, to wit:

TRACT NO. 1:- ALL that lot, farm or tract of land lately called and
known as "The Little John Schaubert Farm", more lately called and known as "The Little
Bradford Holden Farm" situate, lying and being in the Seventh Election District of Queen
Anne's County in the State of Maryland on the easterly side of the public road which leads
from McGinness' Corner in said District to I. B. Corner in the Second Election District
of said County and contained within the following metes and bounds, courses and distances,
according to a survey of the same made in the month of February, 1946 by J. B. Metcalfe,
Surveyor, to wit:

BEGINNING for the same at a point in the center of the aforesaid public
road near the junction of said public road with the public road leading from Ewingtown and
on the boundary line of the land hereby intended to be conveyed and on the boundary line of
the land lately owned by Mary E. Robinson and Ella F. Robinson and lately sold by them
to Maxwell Da Boochow and Dorothy Da Boochow, his wife, hereinafter called "The Robinson
Land", said point of beginning being the northwesterly corner of the land intended hereby
to be conveyed; and running thence by and with said Robinson Land
North 81 degrees 48 minutes east, 192 feet to a stone set in the line of the land of Brad-
ford Schaubert; thence by and with said Schaubert Land
South 27 degrees 43 minutes east, 1235.30 feet to a stone set in the northerly side of a
branch or stream and in the line of the land once owned by Ethel Moffitt, now owned by
Clayton Stevens; thence by and with the last mentioned land
South 69 degrees 52 minutes west, 907.70 feet to the center of the aforesaid mentioned pub-
lic road; thence by and with the center of said public road

*Original Examined & Verified to be correct
Apr. 12, 1947
C. H. H. H. H.*

North 04 degrees 21 minutes east, 1391.90 feet to the point of beginning, containing 16.042 Acres of land, more or less.

TRACT NO. 2: AND also ALL that lot, tract or parcel of land situate, lying and being in the Seventh Election District of Queen Anne's County in the State of Maryland on the westerly side of the public road above mentioned and contained within the following metes and bounds, courses and distances, according to a survey of the same made in February, 1946, by J. B. Metcalfe, Surveyor, to wit:

BEGINNING for the same at a stone set at a corner of the land of Clayton Stevens on a line projected westerly from the division line of the said Clayton Stevens land and those of the Kent Bowers Farm and running thence by and with the said Stevens land
North 03 degrees 23 minutes east, 246 feet to a stone set by a cedar tree and South 03 degrees 23 minutes west, 161.80 feet from a stone set at the northeast corner of the said Stevens land; thence by and with the Kent Bowers Farm Lands the two following courses and distances,
North 82 degrees east, 357.00 feet to a stone and
South 03 degrees 23 minutes west, 246 feet to a stone set in the line of the land of the said Stevens and thence by and with said Stevens Land
South 82 degrees west, 357.00 feet to the point of beginning, containing 2 Acres of land, more or less.

BEING the same land conveyed by John G. Schaubert, widower, to the said party of the first part by a deed dated June 19th, 1944 and recorded in Liber A. S. G. Jr. No. 9, a land record book of Queen Anne's County aforesaid, at folio 441 and therein described in two Parcels as above.

NOTE: The John G. Schaubert, who by said deed reserved a life estate in said land is now dead.

TOGETHER with the buildings and improvements thereon and all the roads, rights, ways, waters, advantages and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises above described and hereby intended to be conveyed unto the parties of the second part, the said Bradford Holden and Lillian Mae Holden, his wife, their heirs and assigns in fee simple as tenants by the entirety and for no other purpose whatsoever.

AND the party of the first part covenants that she will warrant specially the property hereby granted and conveyed and that she will execute such further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF the party of the first part has hereunto subscribed her name and affixed her seal the day and year first hereinabove written.

TEST:

BERNICE S. COLEMAN (SEAL)
Bernice S. Coleman

GLADYS V. CROWDING
Gladys V. Crowding

STATE OF MARYLAND, KENT COUNTY, to wit:

I HEREBY CERTIFY that on this 18th day of November in the year nineteen hundred and forty six, before me, the subscriber, a Notary Public of the State of Maryland in and for Kent County aforesaid, personally appeared Bernice S. Coleman, the above named Grantor and she did acknowledge the foregoing DEED to be her act.

IN WITNESS WHEREOF I do hereunto subscribe my name and affix my Seal Notarial the day and year above written.

GLADYS V. CROWDING NOTARY PUBLIC
Gladys V. Crowding

Notary
Public
Seal.

CWC 103/574 O'Neill to John E. Myers

Begin C.M. on S line Tnd 544 (150' wide)

with 544 $S78^{\circ}44'W - 278$ to C.M. & Huzzi

w/ same $S06^{\circ}18'W - 709.30$ to C.M. & Sears

" " $S86^{\circ}02'E - 294.30$ to Stone

w/ Holden $N05^{\circ}17'E - 497$ " "

" 270 to begin
767

$S78^{\circ}44'W - 278$

$S06^{\circ}18'W - 709.30$

$S86^{\circ}02'E - 294.30$

$N05^{\circ}17'E - 767$

} error of closure $S40^{\circ}45'09"E - 21.05$

PLAINTIFFS
EXHIBIT

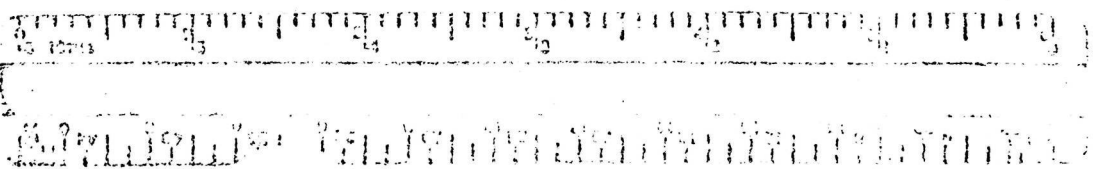
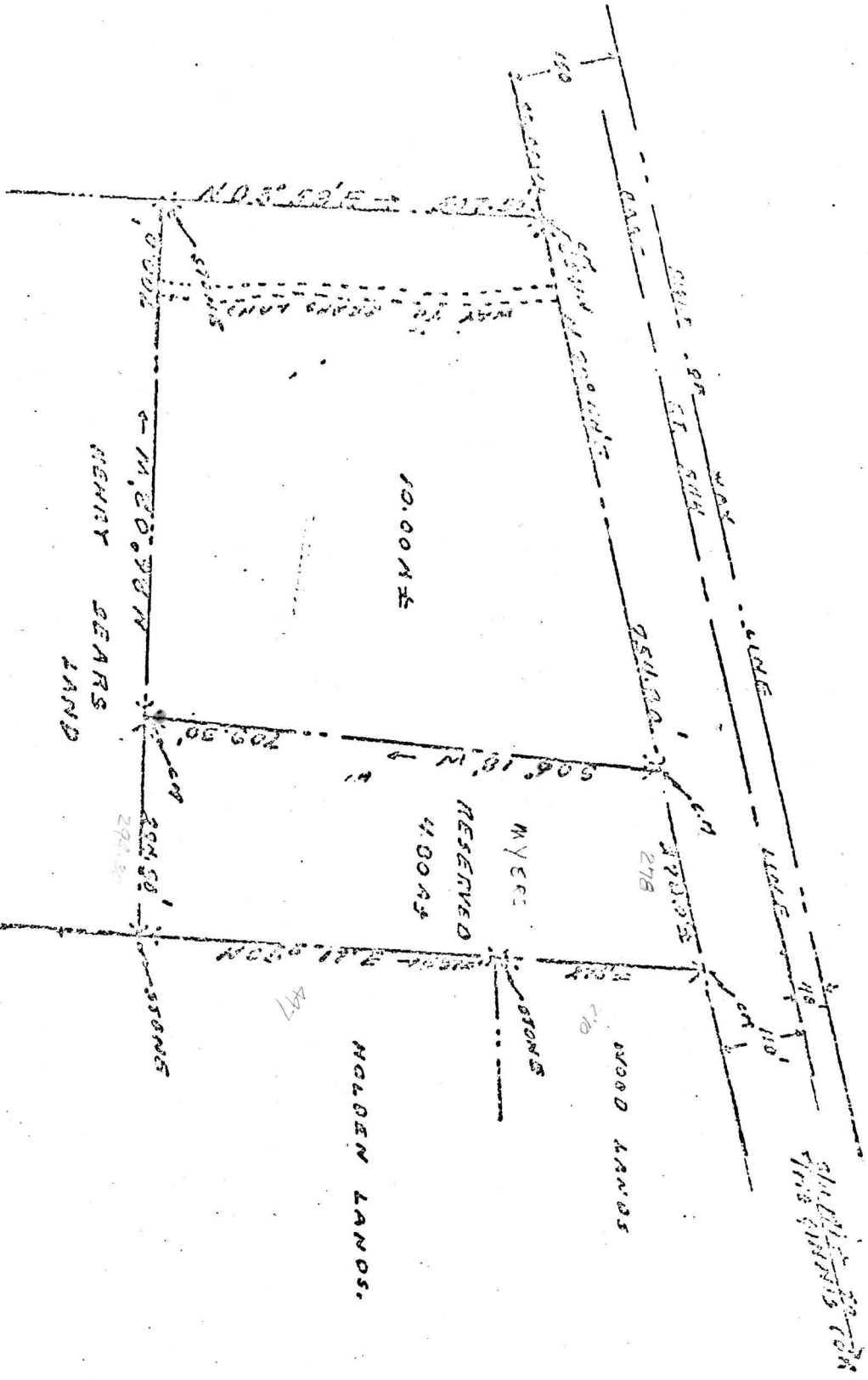
#1

1000

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DAN NUZZI GRAB.
JAMES A O'NEILL GRAB.
IN THE DISTRICT OF
QUEEN ANNES COUNTY,
HARVILLAND.
SEAL: 1111001 JUN 1969
JIS M. 1000 6000
210.1000 6000



No. 61980

Re 70943 RECEIVED FOR RECORD Aug. 13, 1969 at 12:10 P.M.

THIS DEED OF RELEASE, made the 4th day of August, 1969, by and between The Federal Land Bank of Baltimore, a corporation, party of the first part, and James A. O'Neill and Mary Lucinda O'Neill, his wife, parties of the second part.

WHEREAS, by mortgage dated April 30, 1965, and recorded among the Land Records of Queen Anne's County, in the State of Maryland, in Liber C.W.C. No. 14, folio 564, said parties of the second part conveyed to said party of the first part certain lands therein particularly described to secure the payment of the sum of \$24,000.00; and

WHEREAS, the party of the first part has been requested to release from the lien of said mortgage the land hereinafter described.

NOW, THEREFORE, in consideration of the premises and for other valuable considerations, said party of the first part doth release from the lien of said mortgage all that lot, parcel or tract of land situate, lying and being in the Seventh Election District of Queen Anne's County, Maryland, lying on the southerly side of State Road (Route 544) three-fourths of a mile, more or less, westerly from McGinnis Corner, and being more particularly described in accordance with a survey made by J. B. Metcalfe, Surveyor, dated June, 1969, a plat of which is recorded with a Deed dated the 12th day of August, 1969, from James A. O'Neill, et ux. to Daniel Nuzzi, et ux., as follows:


BEGINNING at a concrete monument set on the southerly line of Route 544 (right of way of said road being 150 feet wide), and on the line of lands of others, said point being the northwesterly corner of the James A. O'Neill's wood lot and running, (1) thence by and with the southerly right of way line of Route 544, North 78° 44' East, 754.80 feet to a concrete monument set on the division line herein established for the lands intended to be released; (2) thence by and with the said division line, South 06° 18' West, 709.30 feet to a concrete monument set on the line of lands of Henry Sears (a wood lot); (3) thence by and with the said Sears lands, North 86° 02' West, 700.00 feet to a stone set at the northwesterly corner of the said Sears wood lot; (4) thence by and with the lands of others, North 03° 53' East, 507.50 feet to the point of BEGINNING. Containing 10.00 acres of land, more or less.

LIBER 43 PAGE 193

9-23-69 Original mailed to James A. O'Neill & wife
R.D. #1 Chestertown, Md. 21620

IT IS UNDERSTOOD AND AGREED between the parties hereto that this release shall in no way affect the lien of the mortgage aforesaid upon the remainder of the land thereby conveyed.

IN WITNESS WHEREOF, said The Federal Land Bank of Baltimore has caused this deed of release to be signed by E. G. Fouse, its Vice President, and to be attested by George R. Stevens, its Secretary, and its corporate seal to be hereto affixed.

ATTEST:

George R. Stevens
 George R. Stevens
 Secretary

THE FEDERAL LAND BANK OF BALTIMORE

By E. G. Fouse
 E. G. Fouse
 Vice President

STATE OF MARYLAND,
 CITY OF BALTIMORE, to wit:

I hereby certify that on this 4th day of August, 1969, before me, the subscriber, a Notary Public in and for the State and City aforesaid, personally

appeared E. G. Fouse and George R. Stevens, Vice President and Secretary, respectively, of The Federal Land Bank of Baltimore, a corporation, and acknowledged the foregoing deed of release to be the act and deed of said corporation.

Given under my hand and notarial seal this 4th day of August, 1969.



Mary L. Hickey
 Mary L. Hickey
 Notary Public

My Commission expires July 1, 1970.

STATE OF MARYLAND
 COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from
 Liber C.W.C. #43, folio 193, a Land Record
 Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name
 and affixed the Seal of the Circuit Court for Queen Anne's
 County this 13th day of October, 1970.

Charles H. Cecil
 Clerk of the Circuit Court
 for Queen Anne's County

DOCUMENT NO. 83-165

THIS DEED, Made this 10th day of April, in the year One Thousand Nine Hundred Seventy-Six, by and between JAMES A. O'NEILL and MARY LUCINDA O'NEILL, his wife, of Queen Anne's County, State of Maryland, parties of the first part, and JOHN E. MYERS and CORA A. MYERS, his wife, of the Town of Norristown, State of Pennsylvania, parties of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said James A. O'Neill and Mary Lucinda O'Neill, his wife, do grant and convey unto the said John E. Myers and Cora A. Myers, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, ALL that lot, parcel or tract of land situate, lying and being in the Seventh Election District of Queen Anne's County, Maryland, lying on the southerly side of the State Road (Route 544) three-fourths of a mile, more or less, westerly from McGinnis Corner, and being more particularly described in accordance with a survey made by J. B. Metcalfe, Surveyor, dated June, 1969, as follows:

BEGINNING at a concrete monument set on the southerly line of Route 544 (right of way of said road being 150 feet wide) and on the line of lands of others, said point being the northeasterly corner of the herein described lands, and running (1) thence by and with the southerly right of way line of Route 544, South 78° 44 minutes West, 278 feet to a concrete monument set on the line of lands of Daniel Nuzzi, et ux; (2) thence by and with the Nuzzi division line, South 6° 18 minutes West 709.30 feet to a concrete monument set on the lands of Henry Sears (with lot); (3) thence by and with the said Sears lands, South 86° 02 minutes East, 294.30 feet to a stone; (4) thence by and with the lands of Holden, North 05° 17 minutes East 497 feet to a stone; (5) thence continuing on the same course, 270 feet to the point of beginning. CONTAINING in all 4.80 acres of land, more or less.

5-25-76 original mailed to Basil Wadsworth Esq. 215 Chest St. Chestertown, Md. 21613

BEING a part of tract No. 3 described in a deed from William Beauford East, et ux, to James A. O'Neill, single, dated January 4, 1954, and recorded among the Land Records for Queen Anne's County, aforesaid, in Liber T.S.P. No. 14, Folio 110, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or otherwise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said JOHN E. MYERS and CORA A. MYERS, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

Barry J. Kelly
Barry J. Kelly

James A. O'Neill (SEAL)
James A. O'Neill

Mary Lucinda O'Neill (SEAL)
Mary Lucinda O'Neill

STATE OF MARYLAND, COUNTY OF KENT, to wit:

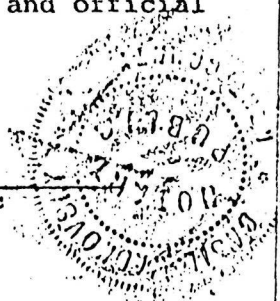
I HEREBY CERTIFY, that on this 10th day of April, 1976, before me, the subscriber, a Notary Public for the State of Maryland, in and for Kent County aforesaid, personally appeared JAMES A. O'NEILL and MARY LUCINDA O'NEILL, his wife, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my

presence signed and sealed the same.

AS WITNESS WHEREOF, I hereunto set my hand and official seal.

Barry Kelly
Notary Public

My commission expires:
July 1, 1978



RECEIVED FOR RECORD
& RECORDED IN LIBER *Care*
10.702-FOUR-574

1976 APR 14 AM 10:10

Land
RECORD FOR
QUEEN ANNE'S CO., MD.
CHARLES W. CECIL, CLERK

APR 14-76 * 25935 *****106.05
APR 14-76 A 25935 *****57.50
APR 14-76 A 25934 *****37.95
APR 14-76 A 25933 *****11.50

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from
Liber C.W.C. #103, folio 574, a Land Record
Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name
and affixed the Seal of the Circuit Court for Queen Anne's
County this 13th day of October, 1976.

Charles H. Cecil
Clerk of the Circuit Court
for Queen Anne's County



GOULD S. SKIPP
ATTORNEY AT LAW
CHESTERTOWN, MARYLAND

THIS DEED, Made this 4th day of January, in the year one thousand nine hundred and fifty-four, by and between WILLIAM BEAUFORD EAST and ESTHER WARD EAST, his wife, of Queen Anne's County, State of Maryland, of the one part, and JAMES A. O'NEILL, single, of Bucks County, State of Pennsylvania, of the other part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said William Beauford East and Esther Ward East, his wife, do grant and convey unto the said James A. O'Neill, single, his heirs and assigns, all those several tracts or parcels of land situate, lying and being in the Seventh Election District of Queen Anne's County, aforesaid, and described as follows, that is to say:-

Tract No. 1: BEGINNING at the Northeast Corner of the whole tract marked by a stone placed at the eastern extremity of the division line between said tract and the land now or formerly of Sarah C. Morton and S. C. Black, and on the West side of the road leading into "Round Top", and running from thence North 73 degrees 30 minutes West, 94 perches and 12 links; thence North 64 degrees 45 minutes West, 108 perches; thence South 23 degrees 15 minutes West, 162 perches and 18 links; thence South 73 degrees 30 minutes East, 204 perches and 5 links; thence North 23 degrees 45 minutes East, 16 perches; thence North 22 degrees 45 minutes East, 130 perches to the place of beginning, and containing 190 acres, 1 rood and 26 perches of land, more or less.

SAVING AND EXCEPTING THEREFROM AND THEREOUT, HOWEVER, all that piece or parcel of land conveyed to James W. Reynolds and Mattie H. Reynolds, his wife, by Frank C. Turner and wife by deed dated June 28th, 1941, and recorded among the Land Records for Queen Anne's County in Liber A.S.G. No. 4, folio 472.

TRACT NO. 2: All that piece or parcel of land which was conveyed to Frank C. Turner and Nannie J. Turner, his wife, by James W. Reynolds and Mattie H. Reynolds, by deed dated June 28, 1941, and recorded among the Land Records for Queen Anne's County in Liber A.S.G., Jr., No. 4, folio 472.

TRACT NO. 3: All that lot or tract of land called or known as "The W. Irving Walker Wood Lot", situate, lying and being in the Seventh Election District of Queen Anne's County aforesaid on the South side of the public road leading from Fillington in Kent County through Queen Anne's County to the Chester River Bridge at Chestertown, at Queen Anne's County, adjoining the land now or formerly of Emily Klinefelter and a tract of land called or known as "George Peverly Wood Lot" and containing 16 acres, 3 roods and 9 perches of land, more or less.

TRACT NO. 4: All that lot or part of a tract of land situate, lying and being in the Seventh Election District of Queen Anne's County, State of Maryland, being the Southeasterly corner of the Harry Baker Farm lying on the Northeasterly side of the Kibbler's Corner - Rolph's Wharf Public Road, and described as follows, that is to say:

BEGINNING for the same in the center of the Kibbler's Corner - Rolph's Wharf Public Road at a point where the division line of these lands and those of Carol Leverage intersect the center line of said public road. (A stone now

-2-

stands on this line 16 feet from the center of road) and running

- (1) thence by and with the said Leverage lands two courses and distances;
South 82 degrees 15 minutes East, 2180.20 feet to a stone, and
North 15 degrees 33 minutes East, 1064.60 feet to a fence post;
- (2) thence by a new division line through lands of Baker
North 81 degrees 55 minutes West, 2303.30 feet to the center of
the aforesaid public road;
- (3) thence by and with the center of said road
South 09 degrees 00 minutes West, 1013.70 feet to the point of
beginning.

CONTAINING 53.45 acres of land, more or less, according to a survey made January, 1947, by J. B. Metcalfe.

BEING the same four tracts of land conveyed to the said William Beauford East and Esther Ward East, his wife, by Marvin H. Jacobs and Mildred E. Jacobs, his wife, by deed dated December 27, 1950, and recorded among the Land Records for Queen Anne's County in Liber N.B.W. No. 8, folio 222.

SAVING AND EXCEPTING from the above lands the portion of said lands, be the contents of same what they may, conveyed by William Beauford East, et als, to the County Commissioners of Queen Anne's County by deed dated January 24, 1952, and recorded among the Land Records aforesaid in Liber T.S.P. No. 4, folio 36.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid pieces, parcels or tracts of land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto, belonging or appertaining unto and to the proper use and benefit of the said James A. O'Neill, single, his heirs and assigns, in fee simple,

AND the said William Beauford East and Esther Ward East, his wife, covenant that they are well seized in fee of the lands and premises aforesaid; that they have good right to sell and convey the same in manner and form aforesaid; that the same are free from all encumbrances; and that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of said Grantors.

TEST:

Virginia A. George William Beauford East (SEAL)
William Beauford East

GOULD & SKIPP
ATTORNEYS AT LAW
CHESTER TOWN, MARYLAND

-3-

TEST:

Virginia A. George Esther Ward East (SEAL)
 Esther Ward East

STATE OF MARYLAND, KENT COUNTY, to wit:

I HEREBY CERTIFY, that on this 4th day of January, in the year one thousand nine hundred and fifty-four, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared William Beauford East and Esther Ward East, his wife, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

Virginia A. George
 Notary Public

STATE OF MARYLAND
 COUNTY OF QUEEN ANNE'S, to wit:

I Hereby Certify that the foregoing was truly taken and copied from Liber T.S.P. No. 14, folio 110, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribe my name and affixed the Seal of the Circuit Court for Queen Anne's County this 13th day of October, 1976.

Charles H. Cecil
 Clerk of the Circuit Court
 for Queen Anne's County